

THIS INSTRUMENT WAS PREPARED BY
Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
901-759-3900

1/11/06 11:25:20
BK 519 PG 2
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **22nd** day December, **2005** and between

Keith and David Grant Homes, LLC a Tennessee Limited Liability Co.

herein referred to as Grantor, and

Tabitha Bean, a married woman

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DESOTO**, Mississippi:

Lot 61, College Crossing Subdivision, Section 11, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 91, Page 23-24, in the Chancery Clerks Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being part of the property conveyed to the grantor herein by deed of record in Book 506, Page 162, in said Chancery Clerk's Office.

Tax Parcel ID: Part of 2-06-1-11-00-0-00027-00 and Part of 2-06-1-11-00-0-00027-08

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 91, Page 23-24; Declaration of Covenants Conditions and Restrictions at Book 496 Page 217, all in the above referenced Chancery Clerk's Office and except for 2006 DESOTO County taxes and 2006 City of Olive Branch not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

Keith and David Grant Homes, LLC

By: **Mark B. Miesse, Assistant Secretary**
Signature of Seller

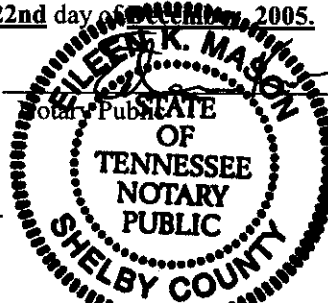
By: _____
Signature of Seller

Handwritten initials

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of December, 2005, before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **Mark B. Miesse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Assistant Secretary of Keith and David Grant Homes, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this 22nd day of December, 2005.



My commission expires: _____

My Comm. Exp. 03/04/2009

Property Address:
4195 Dockery Drive
Olive Branch, Mississippi 38654

Name and Address of Buyer (Grantee):
Tabitha Bean
4195 Dockery Drive
Olive Branch, Mississippi 38654
Work Phone No.: 901-797-5303
Home Phone No.: N/A

Person Responsible for Taxes:
Countrywide Home Loans
6 Stonebridge
Jackson, TN 38305

Name and Address of Seller (Grantor):
Keith and David Grant Homes, LLC, a Tennessee Limited Liability Co.
1655 International Drive
Memphis, Tennessee 38120
Work Phone No.: 901-683-4422
Home Phone No.: N/A

Return to:
Nashoba Escrow Company, Inc.
7518 Enterprise Ave.
Germantown, TN 38138
901-759-3900